

Village of Carol Stream

AGENDA

REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS

MONDAY, APRIL 25, 2022 AT 6:00 P.M.

ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON

- I. Roll Call: Present:
Absent:

- II. Approval of Minutes: February 28, 2022

- III. Public Hearing

21-0026 – LiUNA – 4N210 Old Gary Avenue
Rezoning upon Annexation
Special Use Permit for a Union Hall and Training Facility
Front Yard Building Setback Variation

22-0014 – Village of Carol Stream – 500 N. Gary Avenue
Zoning Text Amendment – Unified Development Ordinance (UDO)-
Miscellaneous Modifications

- IV. Presentation:

- V. Old Business:

- VI. New Business:

- VII. Report of Officers:

- VIII. Adjournment:

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
February 28, 2022.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Patty Battaglia, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 5 Commissioners Christopher, Meneghini, Morris, Tucek and Chairman Parisi

Absent: 2 Commissioners Battisto and Petella

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant; a representative from County Court Reporters via Zoom

MINUTES:

Commissioner Christopher moved and Commissioner Meneghini seconded the motion to approve the minutes of the Regular Meeting held on February 14, 2022.

The results of the roll call vote were:

Ayes: 3 Commissioners Christopher, Meneghini, and Chairman Parisi

Nays: 0

Abstain: 2 Commissioners Morris and Tucek

Absent: 2 Commissioners Battisto and Petella

The motion passed by a majority vote.

PUBLIC HEARING:

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Christopher moved and Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Petella

The motion passed by unanimous vote.

Case #22—0002 – Weiss Commercial Properties – 167-169 Easy Street

Amendment to a Special Use Permit for Outdoor Storage in the form of a Salt Storage Bin

Chairman Parisi swore in Mr. Craig Weiss and asked him to give his presentation.

Mr. Weiss stated he has a Special Use Permit for outdoor storage for 167-169 Easy Street. He is requesting approval of an amendment to allow a second salt storage bin and to remove some of the current truck storage to support that.

Commissioner Parisi asked for questions or comments from the audience and there was none.

Commissioner Parisi asked Mr. Farace to provide a Staff Report.

Mr. Farace stated the applicant is seeking an amendment to his previously approved Special Use Permit for outdoor storage to install another salt storage bin. Mr. Weiss owns and operates both the 163-165 as well as the 167-169 buildings which are connected with a shared driveway. His lawn service and snow removal company is on both properties, and a few years back, Special Use Permits were granted for both properties for outdoor storage of trucks and trailers. The 163-165 Easy Street property did also receive approval for the installation of a salt storage bin. However, when the 167-169 East Street property received the outdoor storage approval, a salt bin was not approved at that time. There is adequate parking to accommodate the required parking demand for the property. Weiss Commercial Properties is the only business in that building so Staff is recommending approval of this Special Use Amendment for this request.

Chairman Parisi asked if there were any comments or questions from the Commission.

Commissioner Morris asked what is the identical structure next to the already erected salt storage bin and what do you do with the salt at the end of the season.

Mr. Weiss responded it is the other salt storage bin and we are good at ordering so we end the season with very little salt left. Maybe we have 20 tons remaining which is covered and protected so it does not end up in the storm sewer system.

Commissioners Christopher, Meneghini, Tucek and Chairman Parisi had no questions.

Commissioner Meneghini moved and Commissioner Tucek seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Petella

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, March 7, 2022, at 6:00 PM for review.

Case #22-0005 – Muehlfelt Enterprises Inc. – 211 E. St. Charles Road
 Amendment to a Special Use Permit for Outdoor Storage in the form of Two Storage Containers

Chairman Parisi swore in Mr. Josh Muehlfelt and asked him to give his presentation.

Mr. Muehlfelt stated they put two steel buildings up in order to store plastics and materials. We are a sewer/water company that does a lot of work in Wheaton, Carol Stream and Glen Ellyn. This was done to protect our equipment and material we use in every day work.

Commissioner Parisi asked for questions or comments from the audience and there were none.

Commissioner Parisi asked Mr. Farace to provide a Staff Report.

Mr. Farace stated Muehlfelt Enterprises is seeking an amendment to a Special Use Permit for outdoor storage. The building is a multi-tenant, industrial building with five or six businesses in the building. This property was annexed into the Village, and at that time, there were some Special Uses and Variations that were approved. A few years ago there was an amendment to those Special Uses that was granted for the outdoor storage on the east side of the property was expanded. Muehlfelt has some storage items in the eastern portion of the property where they have two tenant spaces in this multi-tenant building. They also are recently located in the western most tenant space at 211 that was previously a repair type business. The provisions for the fenced in storage area on the west side of the property was storage for vehicles associated with that repair use. The metal storage buildings installed by the applicant do not fit in with the criteria of the previous Special Use so an amendment is required. Staff looked at parking which is adequate and how the overall appearance of the new storage structures fit in with regards to the building itself. Staff feels comfortable with supporting this Special Use Amendment request.

Commissioner Parisi asked for questions or comments from the Commission.

Commissioner Meneghini asked if the applicant is familiar with the three conditions the Staff has recommended.

Mr. Muehlfelt stated no, I am not.

Mr. Farace stated where the conditions are located in the Staff Report and read them to Mr. Muehlfelt.

Mr. Muehlfelt responded he understands the conditions and will comply.

Commissioners Christopher, Morris, Tucek and Chairman Parisi had no questions.

Commissioner Christopher moved and Commissioner Meneghini seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 2 Commissioners Battisto and Petella

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, March 7, 2022, at 6:00 PM for review.

Chairman Parisi asked for a motion to close the Public Hearing. Commissioner Meneghini moved and Commissioner Tucek seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Tucek and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 2 Commissioners Battisto and Petella

The motion passed by unanimous vote.

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS: Cancel March 14, 2022, PC/ZBA Meeting

Commissioner Christopher moved and Commissioner Meneghini seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Tucek and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 2 Commissioners Battisto and Petella

The motion passed by unanimous vote.

ADJOURNMENT:

At 6:15 p.m. Commissioner Christopher moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Meneghini, Morris, Tucek and Chairman Parisi
Nays: 0
Abstain: 0
Absent: 2 Commissioners Battisto and Petella

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Patty Battaglia
Planning and Permitting Assistant

Minutes approved by Plan Commission on this ____ day of _____, 20____.

Chairman

Village of Carol Stream Plan Commission/Zoning Board of Appeals

STAFF REPORT

April 25, 2022

TO:
Chairman and Plan Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning & Economic
Development Manager

ACTION REQUESTED:
The applicant is requesting
approval of the following:

- A Zoning Map Amendment in accordance with Section 16-8-4(N) of the Carol Stream Unified Development (UDO) to zone the property I Industrial District upon annexation;
- A Special Use Permit for a Union Hall and Training Facility, in accordance with Section 16-3-11 of the UDO
- A Variation from Section 16-3-6 (C)(2) of the UDO to reduce the required front yard building setback

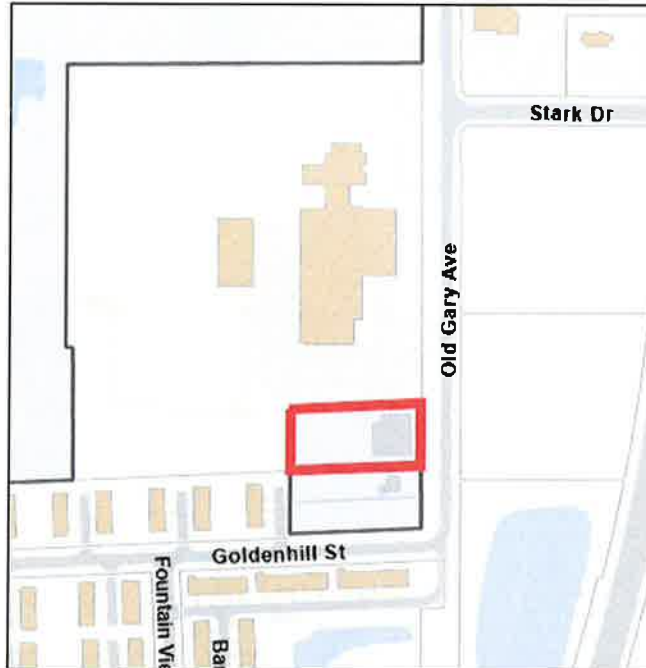
APPLICANT/ CONTACT:
Mr. Keith Vitale
LiUNA
1200 Old Gary Avenue
Carol Stream, IL 60188



CASE #: 21-0026

LOCATION: 4N210 Old Gary Avenue

PROJECT NAME: Chicagoland Laborers' District Council
Training & Apprenticeship Fund (LiUNA)



LOCATION	ZONING DISTRICT	LAND USE	COMPREHENSIVE PLAN DESIGNATION
Subject Property	Unincorporated DuPage County I-1 Light Industrial District	Industrial (LiUNA training center)	Light Industrial
North	I Industrial District	Industrial (LiUNA main facility)	Industrial
South	Unincorporated DuPage County I-1 Light Industrial District	Industrial (residence and business)	Light Industrial
East	B-1 Town Center Business District	Extended stay hotel (WoodSpring Suites)	Corridor Commercial
West	I Industrial District	Industrial (LiUNA main facility)	Industrial

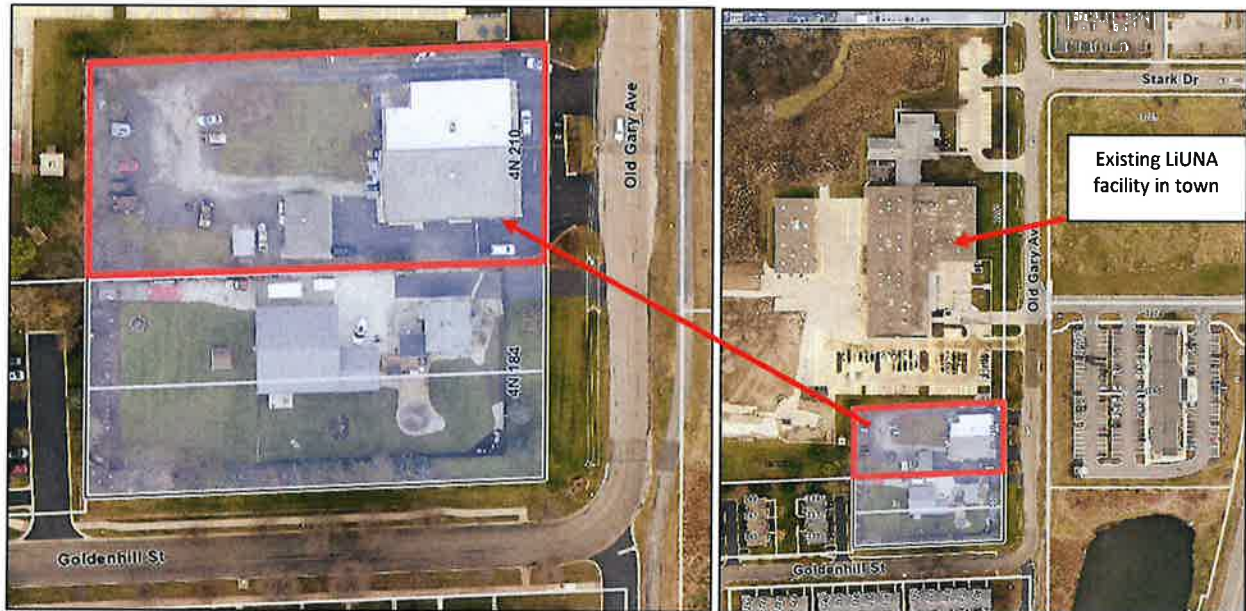
The property highlighted above is on the west side of Old Gary Avenue and north of Goldenhill Street.

Site Assessment

COMPREHENSIVE PLAN DESIGNATION:

The subject property is designated for industrial uses upon annexation according to the Village's 2016 Comprehensive Plan. The proposed use is compatible with this designation.

AERIAL PHOTOGRAPH:



Project Summary

ATTACHMENTS:

Attached for review is the General Application, General Variation Application, Special Use Application, Cover Letter from LiUNA received June 4, 2021, Public Notice, Existing Conditions Plan (Exhibit A), Preliminary Layout (Exhibit B), Building Floor Plan (Exhibit C), and Preliminary Landscape Plan (Exhibits D-1 and D-2).

BACKGROUND:

Keith Vitale, Executive Director of the Chicagoland Laborers' District Council Training & Apprenticeship Fund (LiUNA), seeks approval of the following zoning actions associated with the annexation of the property at 4N210 Old Gary Avenue (please note that the annexation request will be reviewed separately at an upcoming Village Board meeting):

- A Zoning Map Amendment to zone the property I Industrial District upon annexation;
- A Special Use Permit for a Union Hall and Training Facility

- A Variation to reduce the required front yard building setback

LiUNA provides training and education for laborers working under the Chicagoland District Council collective bargaining agreement, and has been operating from its 70,000 square-foot facility along Old Gary Avenue since the 1990s. In 2020, LiUNA purchased the subject property, which is directly south of their existing facility and formerly housed Lino’s auto repair facility. The 8,200 square-foot building currently houses mason tending and building maintenance classes, and LiUNA proposes to annex the property into Carol Stream and complete site upgrades to meet current Village codes and ordinances.

Staff Analysis

ZONING MAP AMENDMENT UPON ANNEXATION

For cases involving requests for annexation, the PC/ZBA must conduct a public hearing and make a recommendation regarding the zoning classification of the property upon annexation. In this case, the applicant is seeking to zone the property to I Industrial District upon annexation to the Village. Factors to be considered in determining the appropriate zoning classification for the property include the recommendation of the Comprehensive Plan’s Future Land Use Map, the current and future use of the property, the zoning and use of properties in the surrounding area, and the Village’s development objectives for the area.

With respect to the Comprehensive Plan Future Land Use Map, the Map recommends Industrial use for the subject property upon annexation. The Comprehensive Plan states that Industrial uses “constitute one quarter of the community’s total land,” and that “the Village should support its stable industrial sector, recognizing its enormous contribution to the local and regional economy in terms of generating revenue and creating jobs that pay at least middle-class wages.” The use of the property for a continued training use fits within the Industrial designation and objectives of the Comprehensive Plan, and annexation of this parcel would allow for an existing business to expand their footprint within the Village.

As stated in the UDO, the I Industrial District is established “to provide for industrial and manufacturing uses which may be intensive in nature. This district is intended to accommodate uses that require extensive exterior movement of trucks, vehicles, goods, or other exterior operations.” Industrial zoning for the subject property would be consistent with the future land use recommendation of the Comprehensive Plan, and the Industrial District zoning would be compatible with the zoning classification of properties in the area. Therefore, staff supports the subject property being zoned I Industrial District upon annexation to the Village.

SPECIAL USE PERMIT FOR A UNION HALL AND TRAINING FACILITY

A 58,000 square-foot facility was constructed for LiUNA at 1200 Old Gary Avenue in 1990 under the jurisdiction of DuPage County. In 1995, zoning approvals, including a Special Use Permit for a union hall and training facility, were granted when the property was annexed into Carol Stream.

In 2001, a Special Use Amendment was granted when an 11,000 square-foot addition was proposed.

At this time, the applicant is requesting a similar approval for a Special Use Permit for a union hall and training facility at the subject property. The building is currently utilized for training, classroom, and storage purposes, and the applicant wishes to continue such uses in the building. There is also a garage and small storage building on the property that will remain. In addition, the following site upgrades are proposed:

- The applicant proposes to modify the subject property’s existing front parking area. Currently, there are two driveways off of Old Gary Avenue, and six parking spaces in front of the building. In reviewing plans and documents for the applicant’s request, it was noted that the existing driveways and parking spaces were constructed within the Old Gary Avenue right-of-way. Old Gary was widened in the past, and it appears that some of the unincorporated properties were allowed to maintain parking areas within roadway right-of-way. The applicant proposes to remove existing pavement and landscaped island and maintain pavement outside of the right-of-way. In addition, the existing driveways will be modified to continue to provide access to the property.
- Landscaping is proposed along the Old Gary frontage in place of the parking spaces and island. Landscaping will include trees, shrubs, and groundcover, and will meet the UDO’s intent for parking lot perimeter green space.
- Old Gary Avenue is required to be built to subdivision standards including storm sewers, curb and gutter, street lighting, and new pavement section. The property owner is required to contribute 50% of the cost of reconstructing Old Gary Avenue along their property frontage. Based on an estimate of cost for the Old Gary Avenue improvements, the cost is \$222.33 per foot of frontage along the road. This is the same cost per foot of frontage paid by Woodspring Suites on the east side of Old Gary a few years ago. The LiUNA property has 132 feet of frontage, meaning the Old Gary Avenue contribution will be \$29,347.56. This amount is also noted in the submitted annexation agreement for the property.
- A parking lot is proposed to be constructed in the rear of the property. The parking lot will be hard surfaced, and is proposed to contain 23 parking spaces. However, one accessible parking space will be required. Parking for subject property is calculated as follows:

Business	Area of Use*	Code Requirement	Spaces Required
LiUNA 8,200 s.f. total (including upper level storage)			
280 s.f. office space	Office Space	One space per 250 S.F.	1 space
1,575 s.f. maintenance shop. 2,400 s.f. work area, 400 s.f. classroom	Training Center	One space per 250 S.F.	20 spaces

Parking Spaces Required:	21 spaces
Parking Spaces Provided:	23 spaces (must include 1 accessible parking space)

* Storage space, loading docks, and the entrance vestibule were deducted from the net floor area for the building to determine parking requirements.

Parking requirements will be met on-site, and the applicant also proposes to construct a driveway between the subject property and the main LiUNA property to the north where additional parking is located.

- There is an existing chain link fence along the southern edge of the subject property, but it is located on the unincorporated property to the south. Existing landscaping on the south side of the subject property also provides screening of the proposed parking lot in the rear of the property. However, the property to the south may be redeveloped in the future, and the existing chain link fence and landscaping will not provide adequate screening of the parking lot, or the chain link fence and landscaping could be removed upon redevelopment. Therefore, staff recommends as a condition of approval for the special use request that, should the property to the south ever redevelop in the future and the existing chain link fence and landscaping be removed, that LiUNA will be required to install an eight-foot tall solid fence and maintain a solid screen of landscaping to properly shield the parking lot.

Staff supports the Special Use request, and believes the continued use of the property for training purposes is appropriate within the Industrial District and should not have negative impacts on surrounding properties.

SPECIAL USE FINDINGS OF FACT

The Plan Commission’s recommendation regarding the requested Special Use requests must be based on the evaluation criteria set forth in the UDO. As stated in §16-8-4 (L) of the UDO, no Special Use shall be recommended by the Plan Commission nor approved by the Village Board unless the Special Use:

1. Is deemed necessary for the public convenience at the location.

The training center will provide an additional amenity for the members of the union, to members of the community as a whole.

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The training center will continue to operate in a manner that should not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The surrounding area has a mix of industrial, service, and multi-unit residential uses. The training center conducts all training inside of the building, and storage of materials and equipment associated with the training center is inside ancillary buildings on the property and within the training center itself. Therefore, the business should not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor diminish or impair property values within the area.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Surrounding properties are already developed. As such, there should be no impact on the normal and orderly development and improvement of surrounding properties.

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

Adequate utilities, access roads, drainage and other public improvements are in place.

6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations.

The project is expected to conform to all applicable codes and requirements.

FRONT YARD BUILDING SETBACK VARIATION

The applicant also requests approval of a front yard building setback variation. Within the Industrial District, buildings are required to be located a minimum of 60 feet from the right-of-way. The existing building on the subject property is located approximately 17 feet from the right-of-way at its closest point. Therefore, a variation is requested to reduce the front yard building setback from 60 feet to 17 feet. Staff can support the request for a few reasons:

- The building was constructed under DuPage County codes and ordinances, which are different than Carol Stream codes and ordinances.
- Old Gary Avenue was widened in the past, and it appears that the subject property was allowed to maintain parking and driveways approximately 33 feet into the right-of-way. The applicant is correcting the issue from a pavement reduction perspective by removing front pavement and installing landscaping in its place.
- The building cannot be relocated or shifted west to accommodate the 60-foot front yard building setback requirement.

Given the circumstances with the building's existing placement on the property, and with the expanded green space area along the Old Gary frontage, staff can support a setback variation in this instance. It should be noted that the public notice for the variation request incorrectly listed the current setback as 37 feet rather than 17 feet, which also includes property that was acquired when Old Gary was widened.

VARIATIONS FINDINGS OF FACT

With regard to any variation, the Zoning Board of Appeals shall not recommend a variation unless it shall make findings based upon the evidence presented to it in the following case, as per Section 16-8-4 (K) of the Carol Stream Code of Ordinances:

1. The requested variations arise from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.

Staff believes the requested variation is acceptable given that the building was constructed under County codes and ordinances, and the applicant will be removing pavement in the right-of-way and installing landscaping along the property frontage.

2. The variation to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property.

If the variation is granted, staff does not believe the essential character of the locality will be altered since the property will basically function in a similar manner to how it functions today, but with an upgraded property frontage.

3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.

In order to meet the Industrial District front yard building setback, the building would need to be shifted west approximately 40 feet. This is not a practical option, and the applicant will remove pavement and install landscaping to enhance the property frontage along Old Gary.

4. The variation is the minimum action necessary to alleviate the hardship and observes the spirit of this UDO.

Staff believes that spirit of the UDO will be maintained with the inclusion of pavement reduction and increased landscaping along Old Gary.

5. The variation desired will not adversely affect the public health, safety, or general welfare or impair the purposes or intent of the UDO or the comprehensive plan.

The continued use of the property for training purposes is not different to the main LiUNA facility to the north, and there will be an upgraded appearance to the property with pavement removal, increased landscaping, and new hard-surfaced parking in the rear of the property. In addition, the Village Comprehensive Plan calls for annexing in parcels for future development or redevelopment opportunities. The subject property falls under this category.

Recommendation

Staff has reviewed the applicant's application and can support the Zoning Map Amendment, Special Use Permit, and Variation requests. Therefore, staff recommends approval of a Zoning Map Amendment to zone the property I Industrial District upon annexation, a Special Use Permit for a union hall and training facility, and a variation to reduce the front yard building setback, for LiUNA, Case No. 21-0026, subject to the following conditions:

1. That all improvements, including but limited to the parking lot and landscaped areas, must be built, installed, and maintained in accordance with the attached plans and exhibits;
2. That a plat of consolidation to consolidate the subject property and the main LiUNA property at 1200 Old Gary Avenue will be submitted to the Village for review and approval;
3. Should the property to the south of the subject property (4N184 Old Gary Avenue) redevelop in the future and the existing chain link fence and landscaping be removed, LiUNA shall be required to install an eight-foot tall solid fence and maintain a solid screen of landscaping to properly shield the parking lot;
4. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

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RECEIVED

APR 13 2022

COMMUNITY DEVELOPMENT DEPT

Do Not Write in This Space	
Date Submitted:	4/13/22
Fee Submitted:	\$1490
File Number:	21-0026
Meeting Date:	4/25/22
Public Hearing Required:	Y

Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188

PHONE 630.871.6230 ▪ FAX 630.665.1064

www.carolstream.org

FORM A

GENERAL APPLICATION PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS

LUNA CHICAGO LAND LABORERS DISTRICT

1. Name of Applicant COUNCIL TRAINING AND APPRENTICE FUND Phone 847-417-2979

Address 1200 OLD GARY AVE., CAROL STREAM, IL 60188 Fax -

E-Mail Address KEITH.VITALE@CHICAGOLABORERS.ORG
(required)

Name of Attorney N/A Phone -
(if represented)

Address - Fax -

Name of Owner SAME Phone -
(required if other than applicant)

Address - Fax -

Name of Architect ANDREWS ENGINEERING, INC. Phone 217-787-2334
(if applicable)

Address 3300 GINGER CREEK DR., SPRINGFIELD, 62711 Fax -

2. *Common Address/Location of Property 4210 OLD GARY AVE, HANOVER PARK, 60133

3. Requested Action: (check all that apply)
- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Subdivision – Minor/Major |
| <input type="checkbox"/> Courtesy Review | <input type="checkbox"/> Temporary Waiver/Code of Ordinances |
| <input type="checkbox"/> Development Staff Review | <input checked="" type="checkbox"/> Variation – Zoning (requires Form B-1) (ZONING CHANGE) |
| <input type="checkbox"/> Gary/North Avenue Corridor Review | <input type="checkbox"/> Variation – Sign (requires Form B-2) |
| <input type="checkbox"/> Planned Development – Final | <input type="checkbox"/> Variation – Fence (requires Form B-3) |
| <input type="checkbox"/> Planned Development – Preliminary | <input checked="" type="checkbox"/> Special Use Permit (requires Form C) |
| <input type="checkbox"/> Shared Parking Facility | <input type="checkbox"/> Map Amendment (requires Form D-1) |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Text Amendment (requires Form D2) |
| | <input type="checkbox"/> Staff Adjustment (requires Form E) |

Describe requested action SPECIAL USE PERMIT AND ZONING CHANGE

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$ 1,440 (PAID)

Annexation approvals:	
New development	\$2,000
Other	\$800
Annexation Agreement Amendment	\$800
Appearance fee for approvals required by the UDO but not listed herein	\$500
Courtesy Review	\$240
Development Staff Review	\$640
Easement Encroachment	\$300
Gary/North Avenue Corridor Review:	
New or replacement monument sign	\$500
One discipline (site design, architecture or landscaping)	\$500
Two disciplines	\$1,000
Three disciplines	\$1,500
New development	\$1,500
Outdoor Dining Permit	\$120
Planned Development:	
Existing Planned Development, minor change	\$500
Existing Planned Development, major change	\$1,000
New Planned Development	\$1,500
Rezoning (Zoning Map Amendment)	\$640
Shared Parking Facility Permit	\$500
Site Plan Review	\$640
Special Use:	
First	\$800
Each additional	\$200
Special Use Amendment	\$800
Staff Adjustment	\$240
Subdivision:	
Major	\$700
Minor	\$400
Temporary Building, Structure or Use	\$120
Temporary Waiver to the Code of Ordinances	\$120
Text Amendment:	
Building Codes	\$240
Unified Development Ordinance	\$640
Variation:	
First	\$640
Each additional	\$200
Zoning verification letter	\$80

5. Applicant Certification

*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

I have reviewed a copy of the informational handout(s) for the zoning process(es) for which I am making an application. I am familiar with the code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews determined to be necessary by the Community Development Director, performed by means of consultant services, shall be paid at the billed rate to the Village by the applicant.

KEITH VITALE
Print Name

Keith Vitale
Signature

04.13.2022
Date



FORM B-1

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
630.871.6230 • FAX 630.665.1064

e-mail: communitydevelopment@carolstream.org ▪ website: www.carolstream.org

GENERAL VARIATIONS

Please see Section 16-8-4(K) of the Unified Development Ordinance (UDO) to learn more about Variations.

In accordance with the applicable statutes of the State of Illinois, no variation shall be made by the Village Board except after a Public Hearing is held before the Zoning Board of Appeals.

Both the Zoning Board of Appeals and Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Unified Development Ordinance (UDO) and if there is a practical difficulty of hardship in carrying out the strict letter of the regulations of the UDO.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following conditions: (Please respond to each of these standards in writing below as it relates to your request.)

1. The requested Variation arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional actions.

Building location is existing, and would not be able to increase building setback along Old Gary Avenue.

2. That the Variation to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property.

Existing building setback encroachment will not alter the character along Old Gary Avenue or impair use on adjacent properties.

3. That the conditions of a Variation will constitute of an unnecessary physical hardship (not economic hardship), in which the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.

Building location cannot be altered to increase the building setback in this instance.

4. The Variation is the minimum action necessary to alleviate the hardship and observes the spirit of this UDO

Hardship exists due to existing condition of existing building location on the property.

5. The Variation desired will not adversely affect the public health, safety, or general welfare or impair the purposes or intent of this UDO or the Comprehensive Plan.

Setback variation along Old Gary will not adversely affect public health, safety, or general welfare or impair the purposes or intent of the UDO or the Comprehensive Plan.

6. Other pertinent information or reason for the request.



FORM C

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JUN 04 2021

COMMUNITY DEVELOPMENT DEPT

Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
630.871.6230 • FAX 630.665.1064

e-mail: communitydevelopment@carolstream.org ▪ website: www.carolstream.org

SPECIAL USE APPLICATION

The Zoning Code is based upon the division of the Village into different districts. Within these districts, certain uses are permitted outright and certain uses are special uses which must be approved by the Village Board after a recommendation is made by the Plan Commission. Each special use request must be reviewed based on its unique character, with consideration being given to the proposals impact upon neighboring properties. (Please address each of the following standards as it relates to your request.)

No special use shall be recommended by the Plan Commission nor approved by the Village Board, unless the special use:

1. Is deemed necessary for public convenience at the location.

REFER TO ATTACHED NARRATIVE ADDRESSING APPLICATION STANDARDS

2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

REFER TO ATTACHED NARRATIVE ADDRESSING APPLICATION STANDARDS

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

REFER TO ATTACHED NARRATIVE ADDRESSING APPLICATION STANDARDS

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

REFER TO ATTACHED NARRATIVE ADDRESSING APPLICATION STANDARDS

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities.

REFER TO ATTACHED NARRATIVE ADDRESSING APPLICATION STANDARDS

6. Will conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board.

REFER TO ATTACHED NARRATIVE ADDRESSING APPLICATION STANDARDS

7. Other pertinent information or reason for request.

REFER TO ATTACHED NARRATIVE ADDRESSING APPLICATION STANDARDS

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SPECIAL USE APPLICATION NARRATIVE

FORM C

The intent of the special use application is to meet the existing special use conditions of the property located at 1200 Old Gary Ave., Carol Stream, 60188.

The application is intended to be reviewed concurrently with the pending annexation application of the property located at 4N210 Old Gary Ave. The special use conditions proposed for the application property meet and address the standards described in Form C such that they are in place for the existing property of 1200 Old Gary Ave. located in the Village. As part of this application there is no variance request to any of the existing special use conditions.

Executive Director
Thomas Nordeen

May 20, 2021

Labor Trustees
James P. Connolly
Martin Flanagan
Joseph V. Healy
Charles V. LoVerde III
William Martin

City of Carol Stream
500 N Gary Ave.
Carol Stream, IL 60188

Re: Rezoning and Special Use request for 4N210 Old Gary Avenue

Management Trustees

Seth Gudeman
Shane Higgins
Joseph Koppers
Robert G. Krug
David Lorig
William Vignocchi

Mr. Mayor and Village Board,

The LIUNA Chicagoland Laborers' District Council Training & Apprentices Fund is a 501 (c)(3) located at 1200 Old Gary Avenue. Our 70,000 square foot facility was opened in 1990 to serve 18,000 union members of the nine county Chicago area. We are responsible to provide skilled training for Journey workers and manage an Illinois Department of Labor Registered Apprentices Program that currently includes over 700 participants. Our property located at 4N210 Old Gary Avenue borders our southern property line. We would like to have the same zoning and special use as our property at 1200 Old Gary Avenue located directly North of the above mention property.

Carol Stream Location

1200 Old Gary Avenue
Carol Stream IL 60188
(630) 653-0006

We have included for your review the following documents:

- 2019 Tax Bill and verification of payment
- Our Attorneys Law Office statement of "Also Known As"
- General Application Form A
- Plat of Survey
- Map of Territory Annexed to the Village of Carol Stream
- Petition For Annexation Appendix D

Chicago Location

5700 West Homer Street
Chicago IL 60639

Sincerely,



Thomas Nordeen
Executive Director

CC: Trustees, David Busch (Controller)


Certificate of the Publisher

Examiner Publications, Inc. certifies that it is the publisher of The Examiner of Carol Stream. The Examiner of Carol Stream is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Carol Stream, township of Bloomingdale, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on April 6, 2022 and the last publication of the notice was made in the newspaper dated and published on April 6, 2022. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on April 6, 2022.

Examiner Publications, Inc.

By: Publisher 
Randall E. Petrik, Publisher, Examiner Publications, Inc.

Subscribed and sworn to before me this 6 day of April, A.D. 2022.

Notary Public





PUBLIC NOTICE FILE #21-0026

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, April 25, 2022 at 6:00 p.m. to consider an application from Chicagoland Laborers' District Council Training & Apprentices Fund/LIU-NA for the following actions:

A Zoning Map Amendment to Industrial District upon annexation, in accordance with Section 16-8-4 (N) of the Carol Stream Unified Development Ordinance;

A Special Use Permit for a Union Hall and Training Facility, in accordance with Section 16-3-11 of the Carol Stream Unified Development Ordinance; and

A Variation from Section 16-3-6 (C)(2) to reduce the required front yard building

setback from 60 feet to 37 feet
For the property located at 4N210 Old Gary Avenue (PIN 02-20-300-005).

The hearing will be held in-person and via a web conference meeting. The web conference will allow the public to view the meeting online or listen to the meeting.

Join from a PC, Mac, iPad, iPhone or Android device by using the following URL:

https://us02web.zoom.us/join/register/WN_0VYLLIUmTlWmKmlAL5Lvwg

Or join by phone: Dial (for higher quality, dial a number based on your current location):

+1 312 626 6799 or +1 301 715 8592 or +1 846 558 8656

Webinar ID: 848 8871 6193

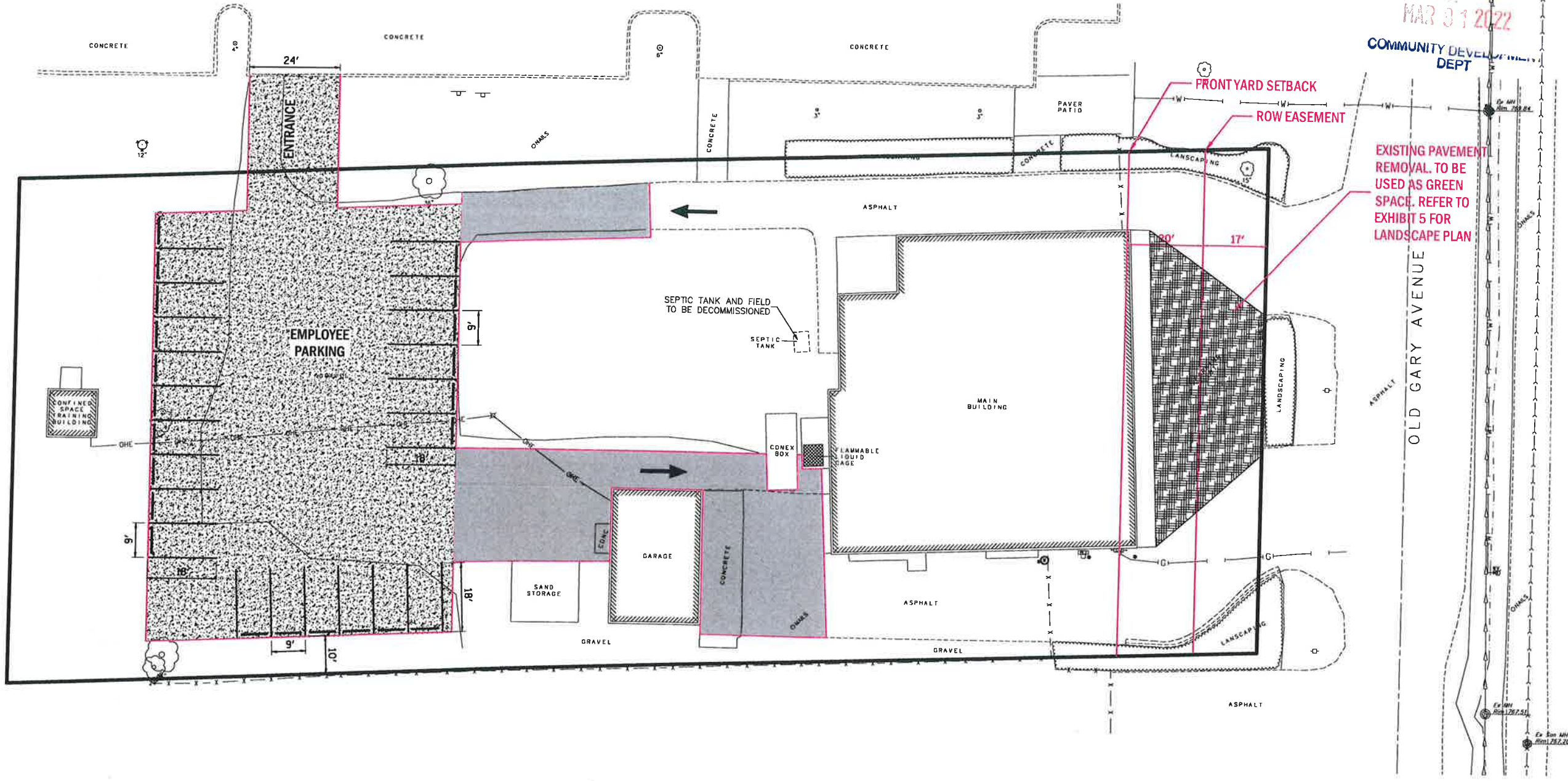
International numbers available:
<https://zoom.us/j/adsnXEZQfK>

Those members of the public wishing to be heard with respect to this matter must attend in-person, or complete the public comment form at <http://carolstre.am/pc> by 4pm the day of the public hearing.

The application is available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org by 4:00pm on April 28, 2022. Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting, are requested to contact the ADA Coordinator at 630-871-6250.

As published in *The Examiner* April 6, 2022 0406

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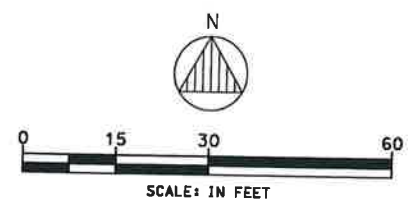
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LEGEND

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| | EXISTING WATER LINE | | PROPOSED SETBACK |
| | EXISTING DECIDUOUS TREE | | PROPOSED CONCRETE |
| | EXISTING WELL HEAD | | PROPOSED ASPHALT OVERLAY |
| | EXISTING BOLLARD POST | | LANDSCAPE |

EXHIBIT B



<p>PRELIMINARY LAYOUT</p> <p>PREPARED FOR</p> <p>CHICAGO LABORS UNION CONCEPT PLAN</p> <p>CHICAGO, DUPAGE COUNTY, ILLINOIS</p>		<p>APPROVED BY: STE</p>		<p>DESIGNED BY: STE</p>		<p>DRAWN BY: BCK</p>		<p>NO.</p>		<p>DATE</p>		<p>REVISION DESCRIPTION</p>	
		<p>DATE: NOVEMBER 2021</p>		<p>PROJECT ID: 210218/0002</p>		<p>SHEET NUMBER:</p>		<p>EXHIBIT</p>		<p>2</p>		<p>BY</p>	

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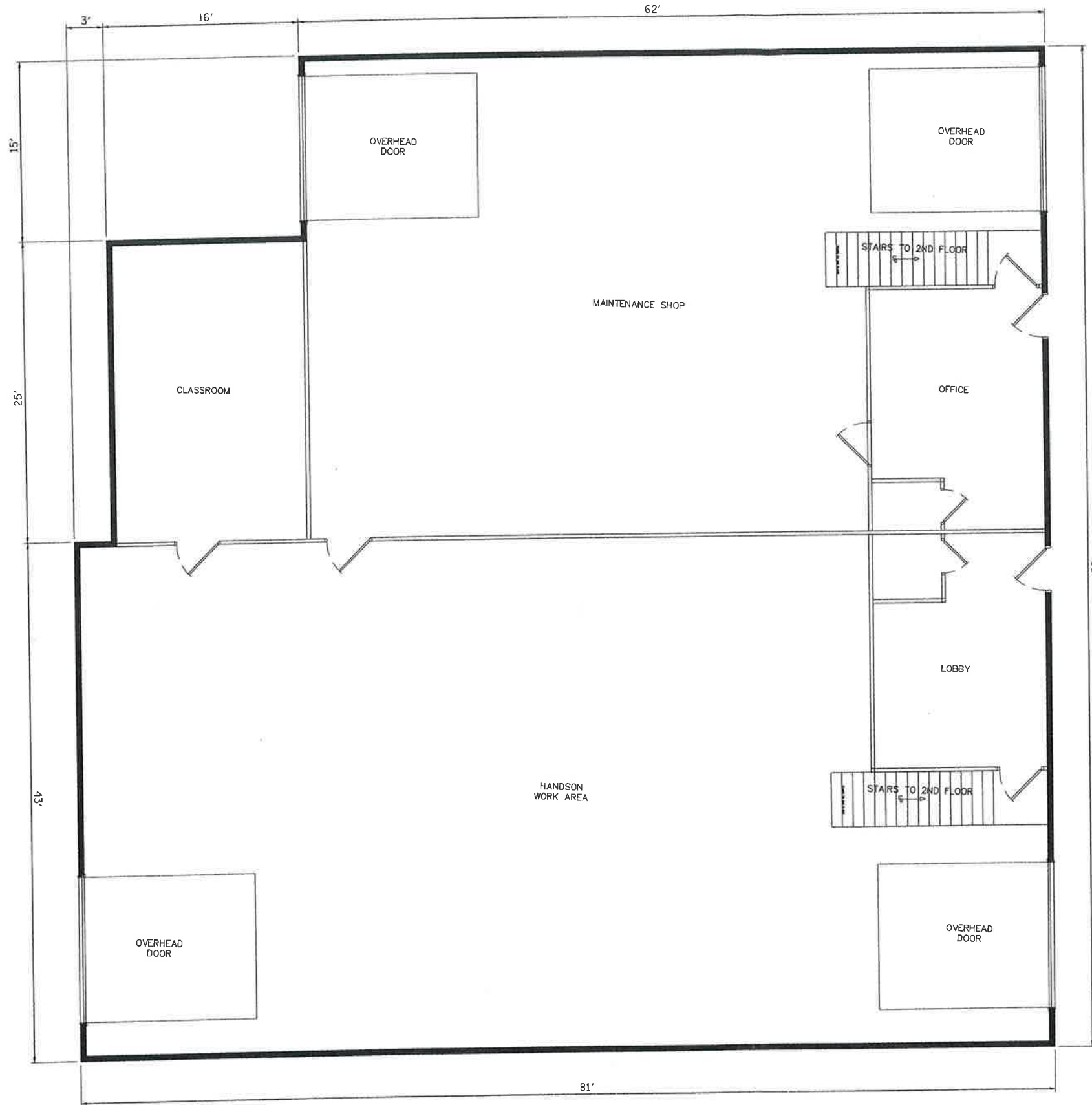
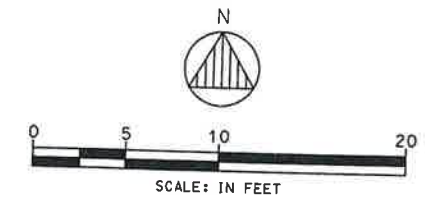


EXHIBIT C



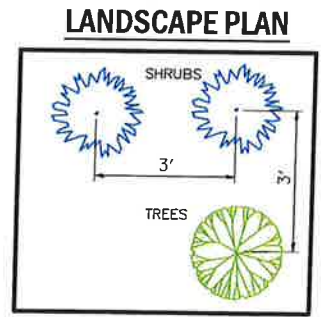
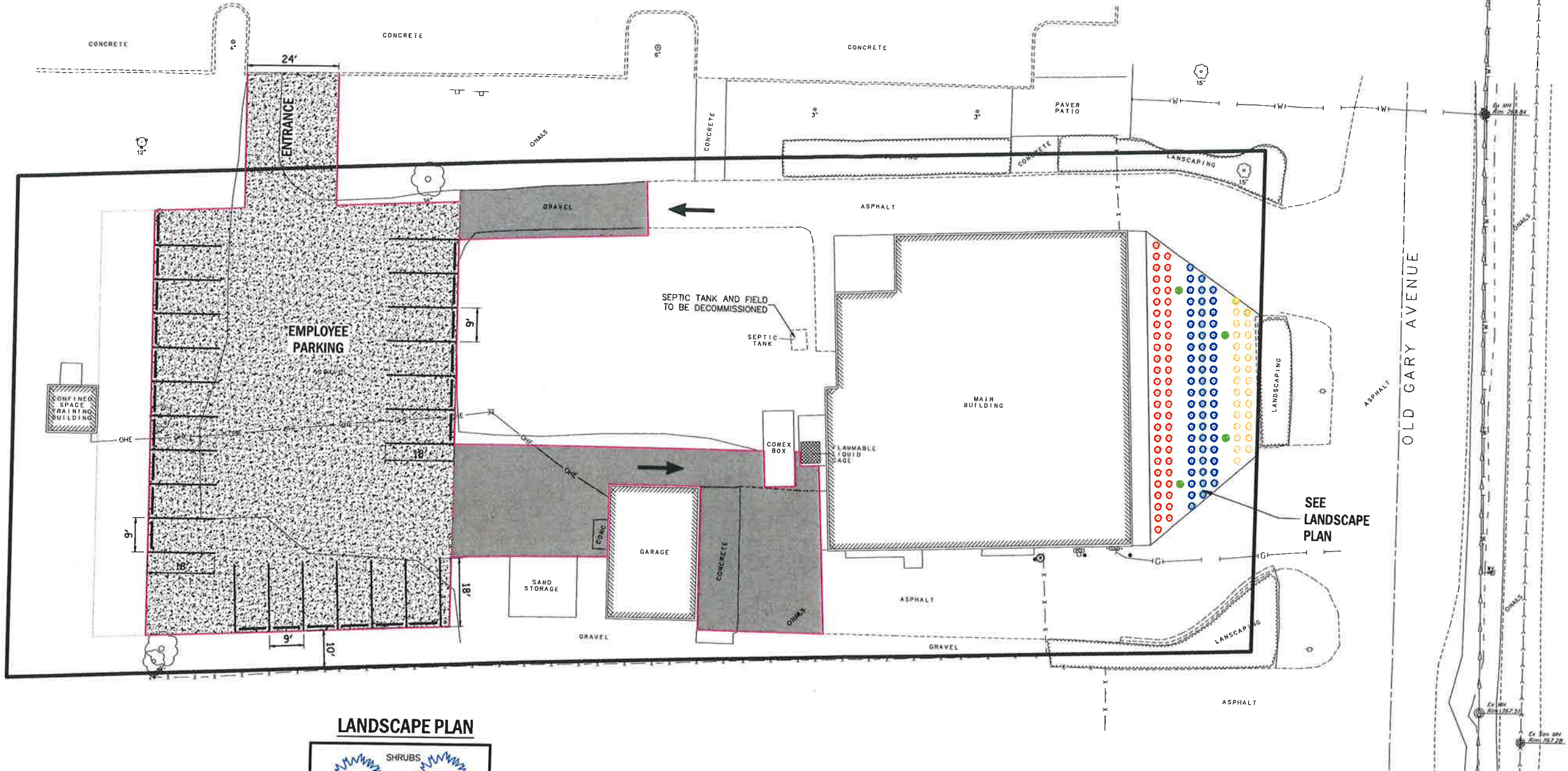
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<p>BUILDING FLOOR PLAN</p>		<p>PREPARED FOR CHICAGO LABORS UNION CONCEPT PLAN CHICAGO, DUPAGE COUNTY, ILLINOIS</p>		
<p>DATE: JULY 2021</p>		<p>PROJECT ID: 210218/0002</p>		
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PERVIOUS AREA - 0.28 ACRES

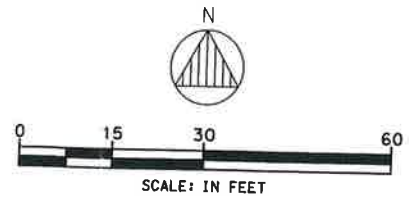
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LEGEND

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- EXISTING DITCH
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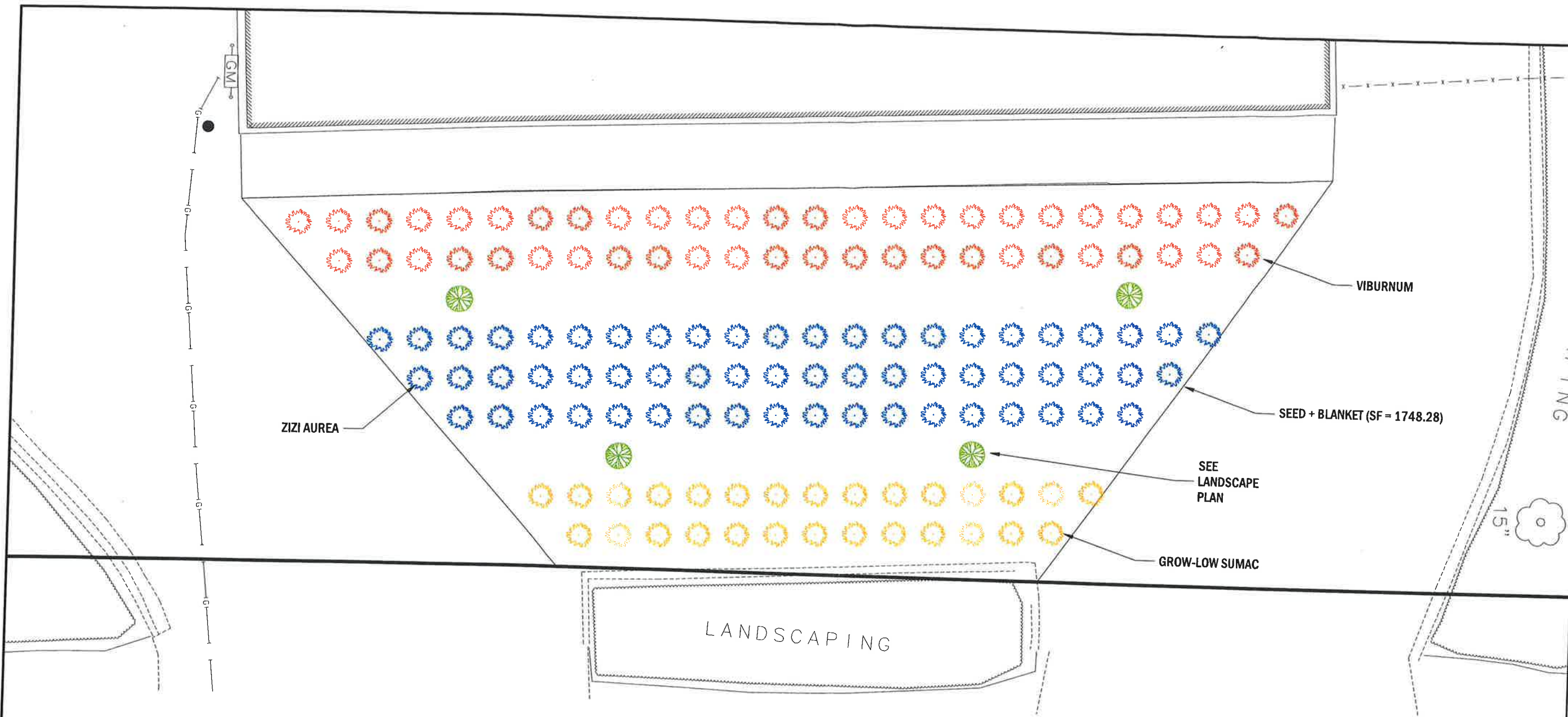
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PRELIMINARY LANDSCAPE PLAN	PREPARED FOR	CHICAGO LABORS UNION CONCEPT PLAN CHICAGO, DUPAGE COUNTY, ILLINOIS	DATE:	NOVEMBER 2021
			PROJECT ID:	210218/0002
SHEET NUMBER:			NO.	1/27/22
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5			REVISION NO.	REVISION DESCRIPTION

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APPROVED BY: STE
 DESIGNED BY: STE
 DRAWN BY: BCK

PRELIMINARY LANDSCAPE PLAN

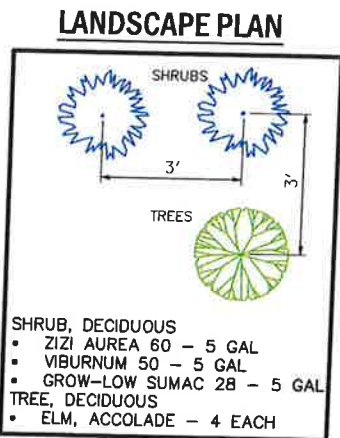
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CHICAGO LABORS UNION CONCEPT PLAN
 CHICAGO, DUPAGE COUNTY, ILLINOIS

DATE: NOVEMBER 2021
 PROJECT ID: 210218/0002
 SHEET NUMBER:
EXHIBIT 6

IMPERVIOUS AREA - 0.72 ACRES
 PERVIOUS AREA - 0.28 ACRES

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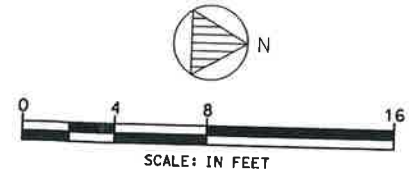
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EXHIBIT D-2



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**Village of Carol Stream
Plan Commission/Zoning Board of Appeals**

STAFF REPORT

April 25, 2022

TO:
Chairman and Plan Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Tom Farace, Planning & Economic
Development Manager

ACTION REQUESTED:
Staff is requesting the following:

- Text Amendments for miscellaneous modifications to Article 3 (District Specific Standards); Article 4 (Use Specific Standards); Article 5 (Development Standards); and Article 8 (Administration and Enforcement) of Chapter 16 (Unified Development Ordinance) of the Carol Stream Code of Ordinances

APPLICANT/ CONTACT:
Village of Carol Stream
500 N. Gary Avenue
Carol Stream, IL 60188



CASE #: 22-0014

PROJECT NAME: Village of Carol Stream - Text Amendment for Miscellaneous Modifications to the Unified Development Ordinance (UDO)

BACKGROUND:

The Unified Development Ordinance (UDO) was approved by the Village Board on May 3, 2021 and went into effect on July 1, 2021. As the PC/ZBA recalls, the UDO combines zoning, signage, fencing, and subdivision regulations into a new chapter of the Code of Ordinances (Chapter 16).

Now that Village staff has begun to utilize the UDO, we have identified some minor omissions and "fine-tuning" needed to some of the code sections. Thus far, modifications were reviewed by the PC/ZBA at the following dates:

- July 26, 2021 (approved by the Village Board on August 2, 2021)
- September 13, 2021 (approved by the Village Board on September 20, 2021)
- December 13, 2021 (approved by the Village Board on January 3, 2022)
- February 14, 2022 (approved by the Village Board on February 22, 2022)

The staff report outlines the next round of modifications proposed in Article 3 (District Specific Standards), Article 4 (Use Specific Standards), and Article 5 (Development Standards). Modifications were proposed for a section in Article 8 (Administration and Enforcement), but staff is still working on said modifications and will come before the PC/ZBA with them later.

ATTACHMENTS:

Attached for review is the General Application, Text Amendment Application, and Public Notice.

Staff Analysis

TEXT AMENDMENT

Outlined below are the modifications or omissions proposed to be revised in the UDO. The proposed modifications include revisions pertaining to fencing, right-of-way landscaping, and crematories in the Industrial District.

Article 3 – District Specific Standards

- In 2020, text amendments were reviewed to add funeral parlors and crematories as special uses in the Industrial District. Definitions for both uses were included in the UDO, but only funeral parlors were added to the list of permitted and special uses. Since crematories were inadvertently left off the list, staff proposes to include the use now.

Table 16-3-11(E): Permitted and Special Uses

Commercial Services	Additional Regulations	R-1	R-2	R-3	R-4	B-1	B-2	B-3	O-S	I
Commercial Service, General						P	P	P	S	
Day Care Center	§ 16-4-11						S	S	S	
Banks							P	P	P	
Veterinary Clinic/Animal Hospital							P	P		
Kennel and Boarding Facility, outdoor	§ 16-4-12							S		S
Kennel and Boarding Facility, indoor								P		P
Funeral Parlor								P		S
Crematory										S
Self Service Laundry Shop/Dry Cleaner							P	P		
Blood Donation Centers								P		
Tattoo Parlors										
Check Cashing/Payday Loan Stores										
Massage Establishments	§ 16-4-27						S	S	S	
Commercial Kitchen									P	P

Article 4 – Use Specific Standards

- In Section 16-4-15(B)(4) of the UDO pertaining to fencing and accessory structures, the specific reference to a shadowbox style fence should be deleted. The type of fence will be determined based on the provisions of the fence regulations in Article 5.

§ 16-4-15 ACCESSORY BUILDINGS AND STRUCTURES, GENERAL.

(B) Location.

(4) No accessory building or structure or portion thereof shall be located in the required front yard, exterior side yard, or interior side yard. Exception: gazebos, outdoor fireplaces, playground equipment, sheds, playhouses, greenhouses, storage buildings, swimming pools, patios, decks and terraces which may be located within an exterior side yard, not less than 15 feet from the lot line adjacent to the street, if the yard is enclosed with an allowable shadowbox fence a minimum of five feet in height.

- In Section 16-14-18 (A)(3)(a) of the UDO pertaining to outdoor activities and operations, the code section on fencing was incorrectly listed and needs to be updated.

§ 16-4-18 OUTDOOR ACTIVITIES AND OPERATIONS, PERMANENT, AND OUTDOOR VEHICLE STORAGE IN THE INDUSTRIAL DISTRICT.

(A) Screening of outdoor activities and operations and outdoor vehicle storage in the I District.

(3) The following minimum screening requirements shall apply to outdoor activities and operations and outdoor vehicle storage not adjacent to or visible from areas identified in § 16-4-18(A)(1).

(a) A fence, which conforms to all fence material requirements detail in § 16-5-98 and is not less than six and not more than eight feet in height.

Article 5 – Development Standards

- Crematory parking requirements need to be added to Table 16-5-2(C): Schedule of Parking Requirements.

<i>Table 16-5-2(C): Schedule of Parking Requirements</i>	
<i>Use</i>	<i>Required Spaces</i>
Commercial Service	
Commercial Service, General	
Day Care Center	
Banks	
Veterinary Clinic/Animal Hospital	
Kennel and Boarding Facility	
Funeral Parlor	
Crematory	
Self Service Laundry Shop/Dry Cleaners	
Blood Donation Centers	
Tattoo Parlors	

Check Cashing/Payday Loan Stores	1 / 250 NFA
Massage Establishments	
Commercial Kitchen	

- In Section 16-5-6(C) of the landscaping section of the UDO, the existing reference to Section 16-9-8 should be deleted and a new reference to the pending Urban Forestry Management Plan should be inserted.

§ 16-5-6 LANDSCAPE.

(C) Required right-of-way landscape area.

(1) All unpaved areas within the street right-of-way shall be seeded or sodded. A developer shall be required to plant a minimum of one canopy tree per every 40 feet of lineal lot frontage within the village parkway adjacent to the subject lot. Required trees shall be planted in accordance with the standards set forth in § 16-9-8 the Village’s Urban Forestry Management Plan and as approved by the Public Works Director.

- Section 16-5-8(D)(2)(b)(II) of the UDO pertains to fences in exterior side yards for residential properties. As the PC/ZBA is aware, a specific design standard for fences on through lots (any property backing up to a public street) was established in the UDO. A wood or wood composite shadowbox style fence was established for these properties. Proposing a uniform fence design provides improved visual consistency and streetscape aesthetics. However, the intent of this new provision was not to require shadowbox fences for all properties which have an exterior side yard (any property with a side yard adjoining a street), but for properties with exterior side yards either along major streets or where the majority of properties along the street were through lots. After reviewing roadways in the Village, only Birchbark Trail and Woodhill Drive (west of Kuhn Road) fall under the second category. The following aerial photograph images depict examples for the second category.



The example above shows a section of Birchbark between Waco Drive and Winchester Court. There are no properties along Birchbark that face the roadway, which means that no driveways extend to street. In the above example, the red line depicts properties with through lots (backing up to Birchbark) which would be required to install a shadowbox fence. The purple lines depict properties

with either exterior side yards or rear yards facing Birchbark. Based on current code language, the two noted exterior side yards would not be required to install a shadowbox fence, and could install any type of fence allowed per the UDO (wood, vinyl, coated chain link), thereby undermining the visual consistency that the fence standard is trying to implement.



The example above shows Woodhill between County Farm Road and Trinity Drive. Similar to the first example, through lots depicted with the red line along Woodhill would be required to install the shadowbox style fence, but lots with exterior side yards on Woodhill depicted in purple would not require the shadowbox style fence.

In order to eliminate a hodge-podge effect with fencing along these roadways, staff recommends the following changes to Section 16-5-8(D)(2)(b)(II) of the UDO:

§ 16-5-8 FENCES.

(D) Fences on lots with residential or institutional uses.

(2) Fences in exterior side, interior side, and/or rear yards.

(b) Materials.

II. Fences in exterior side yards abutting a major street as set forth in § 16-5-2(F)(2)(d), and fences in exterior side yards abutting the streets listed below, shall meet the material and design requirements of § 16-5-8 (D)(3)(c) and (D)(3)(d).

i. Birchbark Trail

ii. Woodhill Lane, west of Kuhn Road

- Section 16-5-8(D)(4)(k) of the UDO provides one of the exemptions under which a fence can be taller than five feet on a single-unit residential property; specifically, a single-unit residential use adjacent to a public recreational use. Staff recommends including private recreational uses in this exemption

as well, since additional screening with a taller fence is warranted whether the adjacent recreational use is publicly or privately owned and maintained.

§ 16-5-8 FENCES.

(D) Fences on lots with residential or institutional uses.

(4) Exemptions for residential properties.

(k) Single-unit residential use adjacent to a public or private recreational use. A fence may be erected at a height not to exceed six feet along a rear or side yard line of a property in a single-unit residential district which abuts a lot line of a property that is not used for dwelling purposes and is improved with, and has a principal use of, a public or private recreational use such as, but not limited to, a swimming pool, tennis courts, basketball courts, golf course, driving range, or mini-golf facility.

Recommendation

Staff recommends approval of text amendments for miscellaneous modifications to Article 3 (District Specific Standards), Article 4 (Use Specific Standards), and Article 5 (Development Standards) of the UDO.

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Date Submitted:	<u>4/1/22</u>
Fee Submitted:	<u>n/a</u>
File Number:	<u>22-0014</u>
Meeting Date:	<u>4/25/22</u>
Public Hearing Required:	<u>Y</u>

Village of Carol Stream

500 N. Gary Avenue ▪ Carol Stream, IL 60188

PHONE 630.871.6230 ▪ FAX 630.665.1064

www.carolstream.org

FORM A

**GENERAL APPLICATION
PUBLIC HEARINGS AND DEVELOPMENT APPROVAL REQUESTS**

1. Name of Applicant Village of Carol Stream Phone 630.871.6230

Address 500 N. Gary Avenue, Carol Stream, IL 60018 Fax _____

E-Mail Address communitydevelopment@carolstream.org
(required)

Name of Attorney _____ Phone _____
(if represented)

Address _____ Fax _____

Name of Owner _____ Phone _____
(required if other than applicant)

Address _____ Fax _____

Name of Architect _____ Phone _____
(if applicable)

Address _____ Fax _____

2. *Common Address/Location of Property _____

3. Requested Action: (check all that apply) _____ Subdivision – Minor/Major

_____ Annexation _____ Temporary Waiver/Code of Ordinances

_____ Courtesy Review _____ Variation – Zoning (requires Form B-1)

_____ Development Staff Review _____ Variation – Sign (requires Form B-2)

_____ Gary/North Avenue Corridor Review _____ Variation – Fence (requires Form B-3)

_____ Planned Development – Final _____ Special Use Permit (requires Form C)

_____ Planned Development – Preliminary _____ Map Amendment (requires Form D-1)

_____ Shared Parking Facility Text Amendment (requires Form D2)

_____ Site Plan Review _____ Staff Adjustment (requires Form E)

Describe requested action UDO text amendment for miscellaneous modifications

4. Fee Schedule: (Check all that apply)

Total Application Fee: \$n/a

Annexation approvals:	
New development	\$2,000
Other	\$800
Annexation Agreement Amendment	\$800
Appearance fee for approvals required by the UDO but not listed herein	\$500
Courtesy Review	\$240
Development Staff Review	\$640
Easement Encroachment	\$300
Gary/North Avenue Corridor Review:	
New or replacement monument sign	\$500
One discipline (site design, architecture or landscaping)	\$500
Two disciplines	\$1,000
Three disciplines	\$1,500
New development	\$1,500
Outdoor Dining Permit	\$120
Planned Development:	
Existing Planned Development, minor change	\$500
Existing Planned Development, major change	\$1,000
New Planned Development	\$1,500
Rezoning (Zoning Map Amendment)	\$640
Shared Parking Facility Permit	\$500
Site Plan Review	\$640
Special Use:	
First	\$800
Each additional	\$200
Special Use Amendment	\$800
Staff Adjustment	\$240
Subdivision:	
Major	\$700
Minor	\$400
Temporary Building, Structure or Use	\$120
Temporary Waiver to the Code of Ordinances	\$120
Text Amendment:	
Building Codes	\$240
Unified Development Ordinance	\$640
Variation:	
First	\$640
Each additional	\$200
Zoning verification letter	\$80

5. Applicant Certification

*I authorize the Village of Carol Stream to install a temporary sign or signs on the property having the common address indicated in Item 2 on this form, for the purpose of notifying the public of the upcoming public hearing, once the hearing has been scheduled.

I have reviewed a copy of the informational handout(s) for the zoning process(es) for which I am making an application. I am familiar with the code requirements which relate to this application and I certify that this submittal is in conformance with such code(s).

I understand that incomplete or substandard submittals may increase the staff review time and delay scheduling of the public hearing. I also understand that, per § 6-13-6 of the Municipal Code, the Village's costs of legal reviews, structural engineering review, and other special reviews determined to be necessary by the Community Development Director, performed by means of consultant services, shall be paid at the billed rate to the Village by the applicant.

Tom France

Print Name

Tom France

Signature

4/1/22

Date

Revised 07/21



Village of Carol Stream

500 N. Gary Avenue • Carol Stream, IL 60188
630.871.6230 • FAX 630.665.1064

e-mail: communitydevelopment@carolstream.org ▪ website: www.carolstream.org

TEXT AMENDMENT

Please see Section 16-8-4(M) of the Unified Development Ordinance (UDO) to learn more about Text Amendments.

In accordance with the applicable statutes of the State of Illinois, an amendment shall be granted or denied by the Village Board only after a public hearing before the Plan Commission and a report of its findings and recommendations has thereafter been submitted to the Village Board.

Proposed Text Amendments that satisfy all of the review criteria may be approved. The Plan Commission and Village Board shall consider the following criteria in their review of Text Amendments: (Please respond to each of these standards in writing below as it relates to your request.)

1. The amendment must be consistent with the purpose of this UDO and the Village Comprehensive Plan.

Miscellaneous UDO amendments will be consistent with the purpose of the Village
Comprehensive Plan.

2. The amendment must not adversely affect the public health, safety, or general welfare.

Proposed amendments to the UDO will not adversely affect public health, safety, or
welfare.

3. The amendment is necessary because of changed or changing social values, new planning concepts, or other social, technological, or economic conditions in the areas affected.

Proposed amendments will better reflect new concepts and updates to the UDO.

Certificate of the Publisher

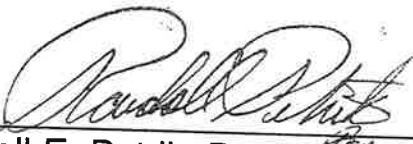
Examiner Publications, Inc. certifies that it is the publisher of The Examiner of Carol Stream. The Examiner of Carol Stream is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Carol Stream, township of Bloomingdale, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 times in The Examiner of Carol Stream, namely one time per week for 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on April 6, 2022 and the last publication of the notice was made in the newspaper dated and published on April 6, 2022. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Examiner Publications, Inc. has signed this certificate by Randall Petrik, its publisher, at The Village of Carol Stream, Illinois, on April 6, 2022.

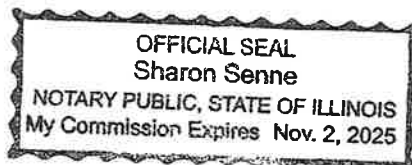
Examiner Publications, Inc.

By: Publisher


Randall E. Petrik, Publisher, Examiner Publications, Inc.

Subscribed and sworn to before me this 6 day of April, A.D. 2022.

Notary Public





PUBLIC NOTICE FILE #22-0014

Notice is hereby given that the Carol Stream Plan Commission/Zoning Board of Appeals will hold a Public Hearing at the Carol Stream Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue, Carol Stream, Illinois, on Monday, April 25, 2022 at 6:00 p.m. to consider an application from the Village of Carol Stream for the following actions:

Text Amendments for miscellaneous modifications to Article 4 (Use Specific Standards); Article 5 (Development Standards); and Article 8 (Administration and Enforcement) of Chapter 16 (Unified Development Ordinances) of the Village of Carol Stream Code of Ordinances.

The hearing will be held in-person and via a web conference meeting. The web conference will allow the public to view the meeting online or listen to the meeting.

Join from a PC, Mac, iPad, iPhone or Android device by using the following URL:

<https://us02web.zoom.us/join/zoom-join-0VYLLIUmTmKmlAL5Lvwg>

Or join by phone: Dial (for higher quality, dial a number based on your current location):

+1 312 626 6799 or +1 301 715 8592 or +1 646 558 8656

Webinar ID: 848 8871 6193

International numbers available:
<https://zoom.us/j/84888716193>

Those members of the public wishing to be heard with respect to this matter must attend in-person, or complete the public comment form at <http://carolstre.am/pc> by 4pm the day of the public hearing.

The application is available for public inspection on the Village's website at www.carolstream.org. The public may provide written comments prior to the public hearing by submitting them to Tom Farace, Planning & Economic Development Manager, 500 N. Gary Ave., Carol Stream, IL 60188, or may provide email comments by sending them to tfarace@carolstream.org by 4:00pm on April 25, 2022. Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting, are requested to contact the ADA Coordinator at 630-871-6250.

As published in *The Examiner* April 6, 2022 0496